

**PROJECT LOCATION**

WAWONA ST. AND AIRPORT WAY  
MANTECA, CA

**PROJECT TEAM**

**PROJECT CONTACT:**  
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**ARCHITECT:**  
API  
4335-B NORTH STAR WAY  
MODESTO, CA 95356  
(209) 577-4661  
CONTACT: BRIAN ROSENBERGER  
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**SITE DATA**

ASSESSORS PARCEL NUMBER:	222-100-15, 222-100-14 & 222-100-09
PROPERTY AREA:	72,745 SQ. FT. / 1.67 AC
BUILDING COVERAGE (OF PROJECT AREA):	12,125 SQ. FT. (17%)
COMMUNITY OPEN SPACE (GROUND LEVEL):	+/-17,415 SQ. FT. (24%)
ROOF DECK COMMUNITY OPEN SPACE:	4,426 SQ. FT.
TOTAL COMMUNITY OPEN SPACE:	21,841 SQ. FT. (30%)
CURRENT ZONE:	CG / RE
PROPOSED ZONE:	R3
CURRENT GENERAL PLAN:	GC / VLDR
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
DENSITY:	26.3 DU/ACRE

**BUILDING DATA**

**APARTMENT BUILDING DATA**

BUILDING USE:	APARTMENTS
TYPE OF CONSTRUCTION:	VA
ALLOWABLE BUILDING HEIGHT:	60'-0"
MAXIMUM BUILDING HEIGHT:	59'-6"
ALLOWABLE NUMBER OF STORIES:	4
NUMBER OF STORIES:	4
ALLOWABLE BUILDING AREA:	36,000 S.F. / STORY
BUILDING AREA:	11,438 S.F. / STORY
TOTAL BUILDING AREA (APARTMENTS):	45,452 S.F.

**APARTMENT BUILDING UNITS DATA**

ONE BEDROOM UNITS:	20
TWO BEDROOM UNITS:	24
<b>TOTAL UNITS:</b>	<b>44</b>

**PARKING DATA**

**PARKING REQUIRED**

1 COVERED SPACE/ DWELLING UNIT + 1 SPACE/ 2 BEDROOM UNIT + 0.5 SPACE/ 1 BEDROOM UNIT  
44 UNITS: 44 COVERED STALLS  
(24) 2 BEDROOM: 24 STALLS  
(20) 1 BEDROOM: 10 STALLS

TOTAL RESIDENTIAL PARKING REQUIRED: **78 STALLS**

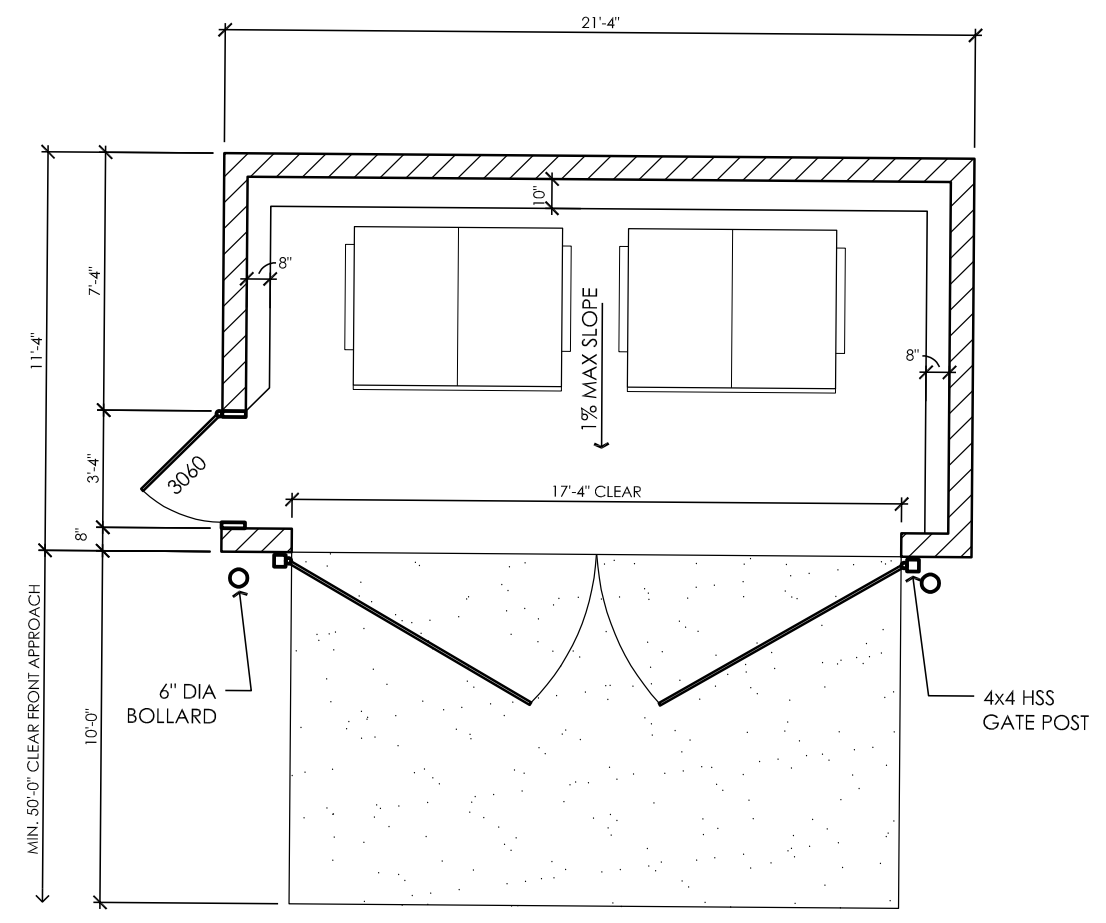
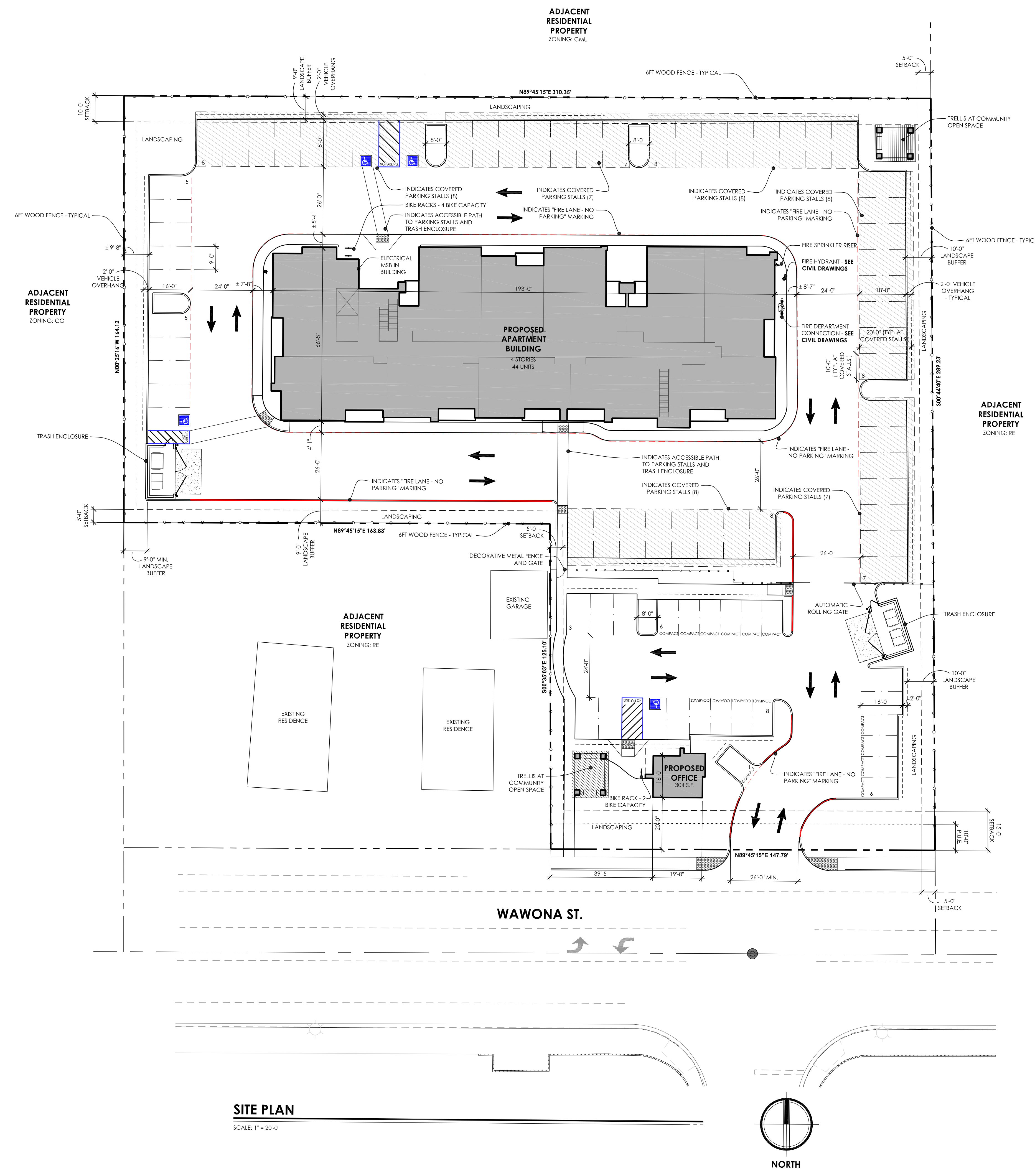
REQUIRED ACCESSIBLE RESIDENTIAL STALLS: 1 ASSIGNED STALL  
2 UNASSIGNED STALLS  
\*(1) OF THESE (3) PARKING STALLS SHALL BE VAN ACCESSIBLE

4 SPACES/1000 S.F. OF OFFICE  
304 S.F. OFFICE = 2 STALLS

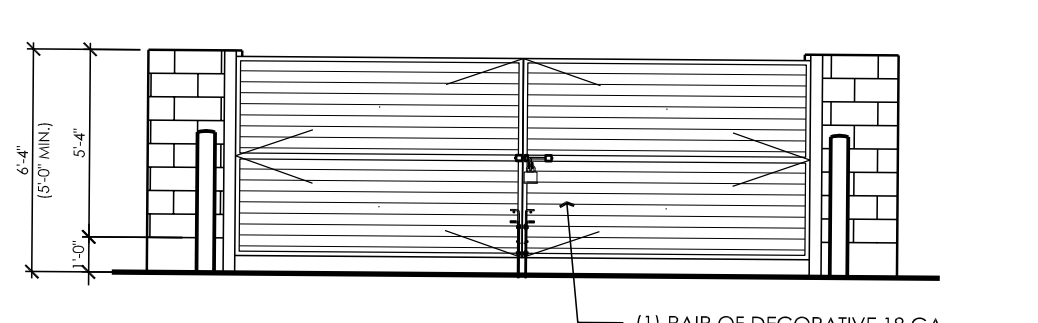
TOTAL PARKING REQUIRED FOR ENTIRE SITE: **80 STALLS**

**PARKING PROVIDED**

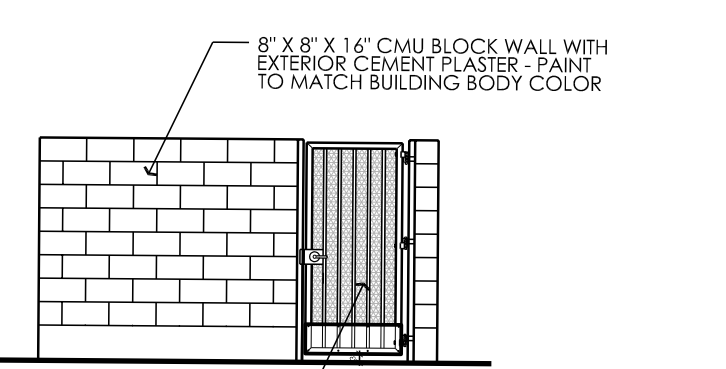
COVERED STALLS:	44 STALLS
STANDARD:	2 STALLS (1 OF WHICH TO BE AN UNASSIGNED STALL)
ACCESSIBLE:	
UNCOVERED STALLS:	
STANDARD:	16 STALLS
COMPACT (21%):	17 STALLS
ACCESSIBLE:	2 STALL
<b>TOTAL:</b>	<b>80 STALLS</b>



TRASH ENCLOSURE - FLOOR PLAN



TRASH ENCLOSURE - FRONT ELEVATION



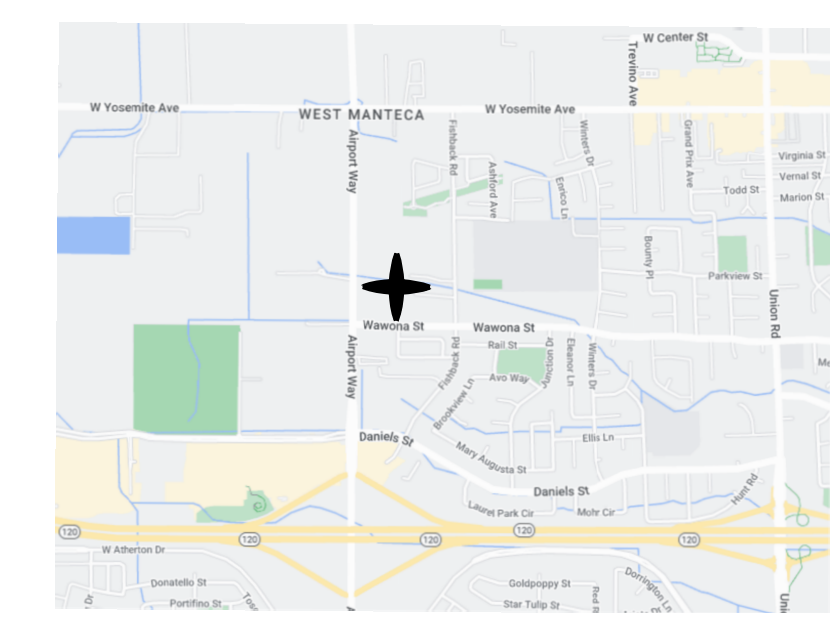
TRASH ENCLOSURE - SIDE ELEVATION

**TRASH ENCLOSURE**

SCALE: 3/16" = 1'-0"

**SITE PLAN**

SCALE: 1" = 20'-0"



VICINITY MAP

**WAWONA APARTMENTS**

WAWONA AND AIRPORT WY  
MANTECA, CA.

PLANNING ARCHITECTURE



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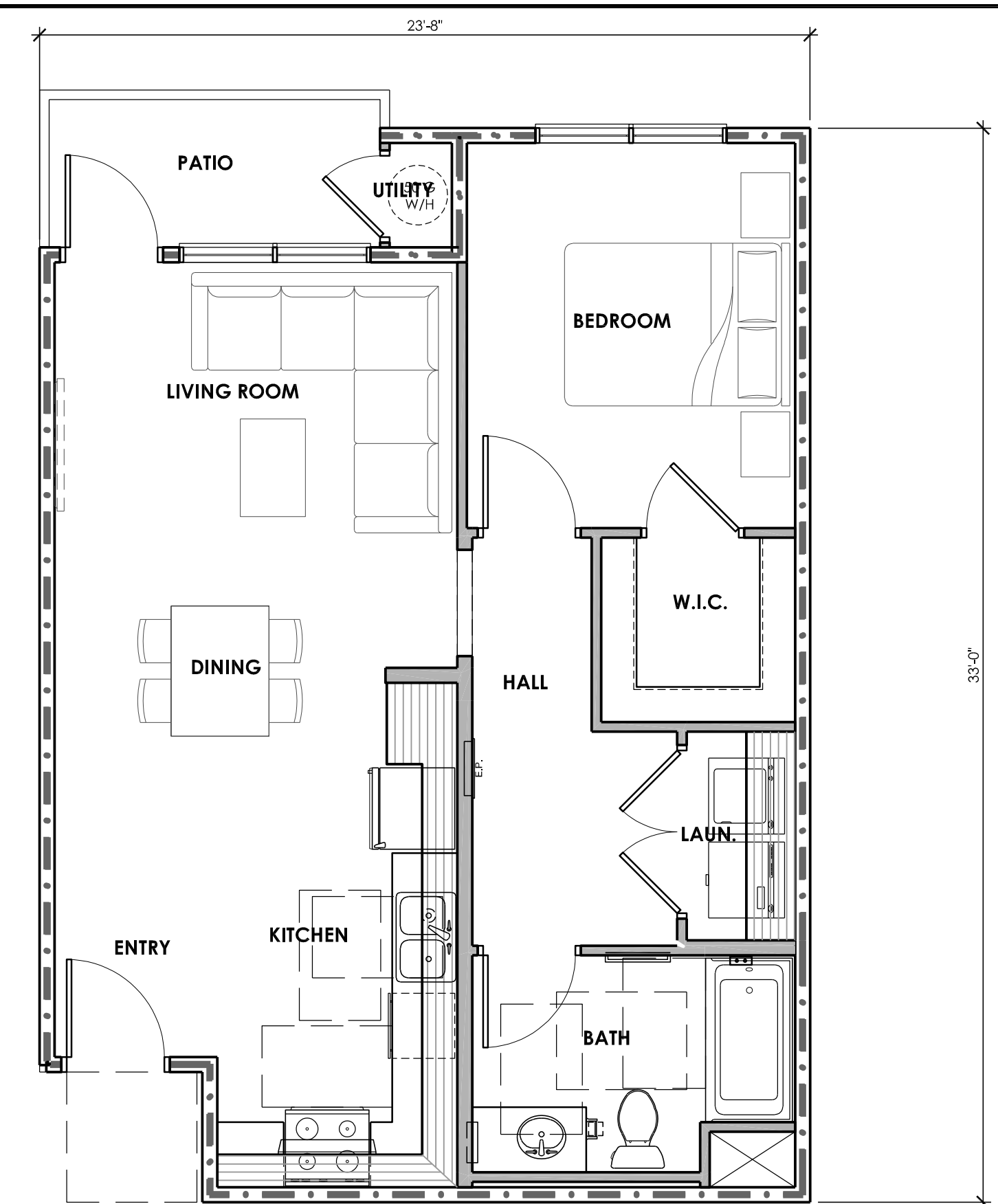
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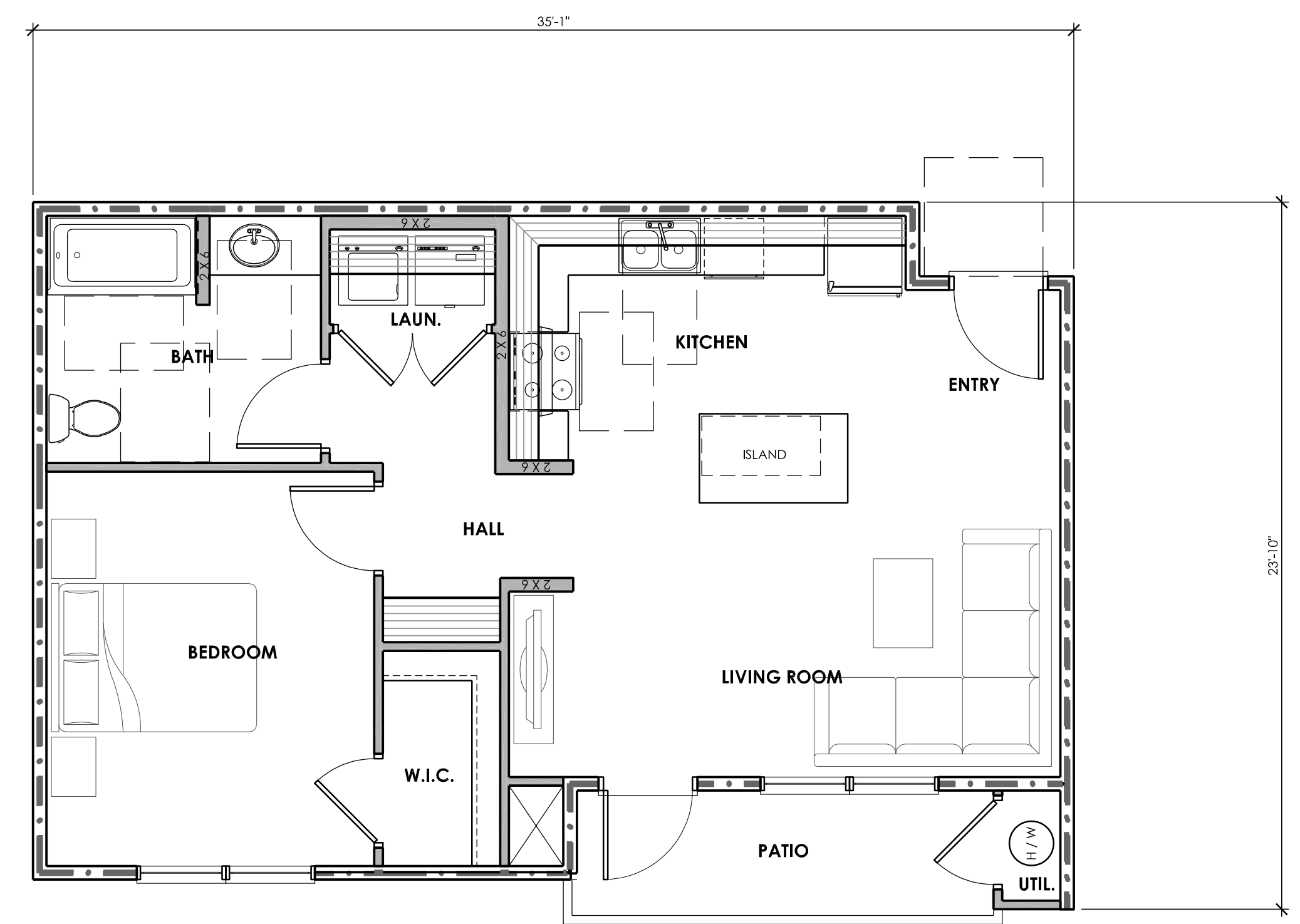
NOTE:  
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.



**UNIT B FLOOR PLAN - ONE BEDROOM**

SCALE: 1/4" = 1'-0"

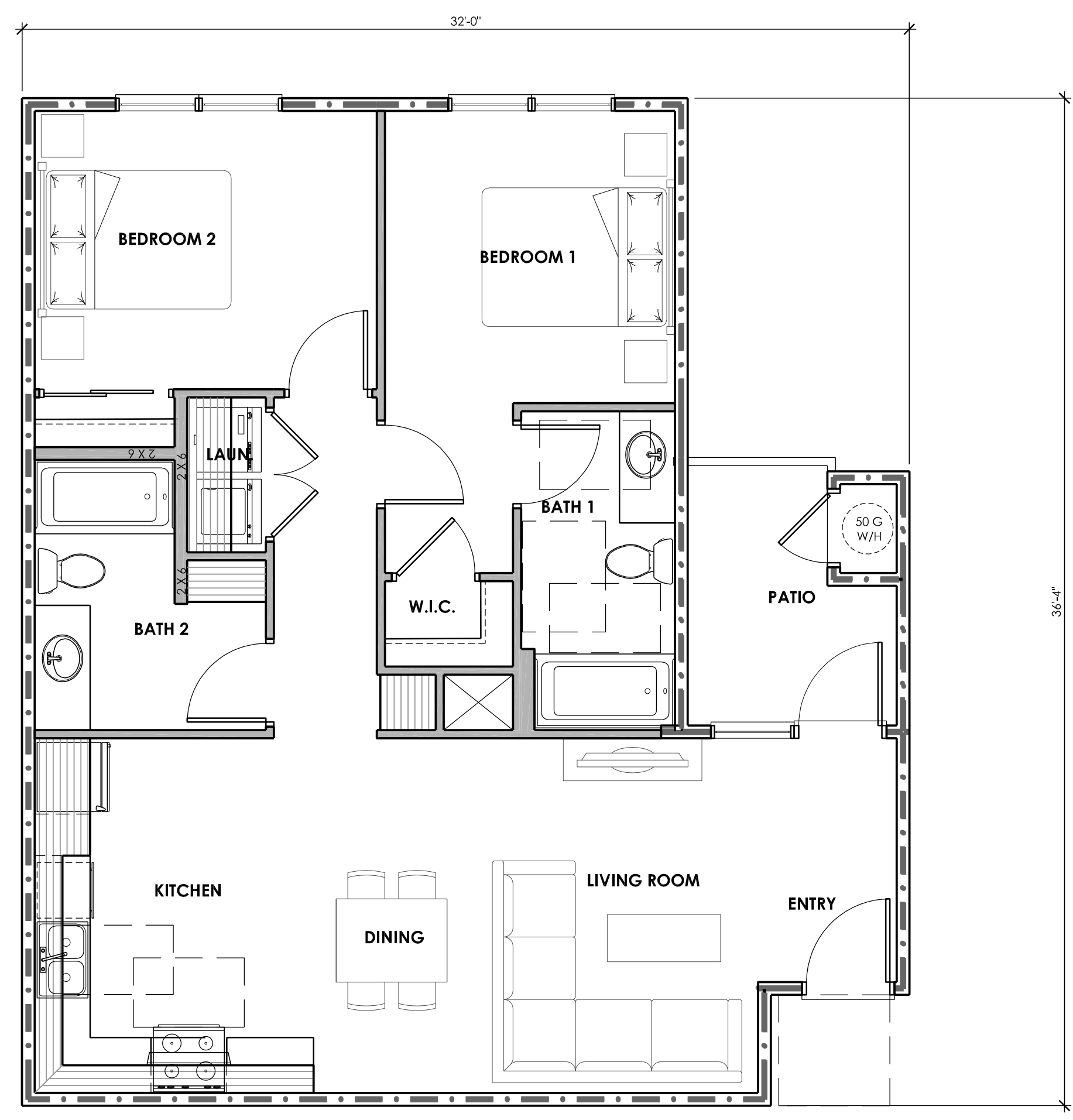
FLOOR AREAS:	
CONDITIONED AREA	- 715 S.F.
UTILITY CLOSET	- 8 S.F.
COVERED PATIO	- 51 S.F.
TOTAL	- 774 S.F.



**UNIT A FLOOR PLAN - ONE BEDROOM**

SCALE: 1/4" = 1'-0"

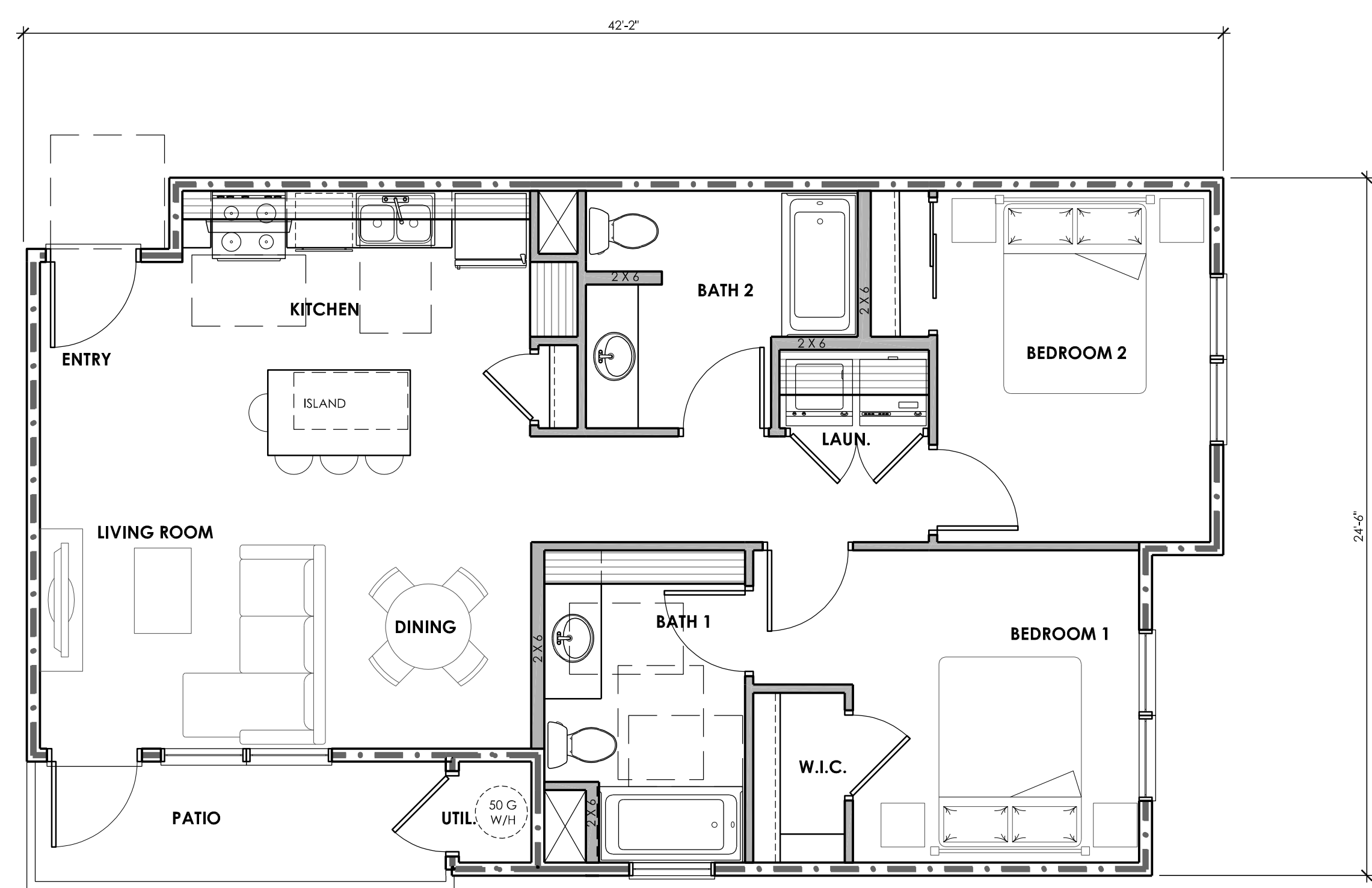
FLOOR AREAS:	
CONDITIONED AREA	- 737 S.F.
UTILITY CLOSET	- 11 S.F.
COVERED PATIO	- 60 S.F.
TOTAL	- 834 S.F.



**UNIT D FLOOR PLAN - TWO BEDROOM**

SCALE: 1/4" = 1'-0"

FLOOR AREAS:	
CONDITIONED AREA	- 962 S.F.
UTILITY CLOSET	- 12 S.F.
COVERED PATIO	- 64 S.F.
TOTAL	- 1038 S.F.



**UNIT C FLOOR PLAN - TWO BEDROOM**

SCALE: 1/4" = 1'-0"

FLOOR AREAS:	
CONDITIONED AREA	- 917 S.F.
UTILITY CLOSET	- 12 S.F.
COVERED PATIO	- 61 S.F.
TOTAL	- 990 S.F.

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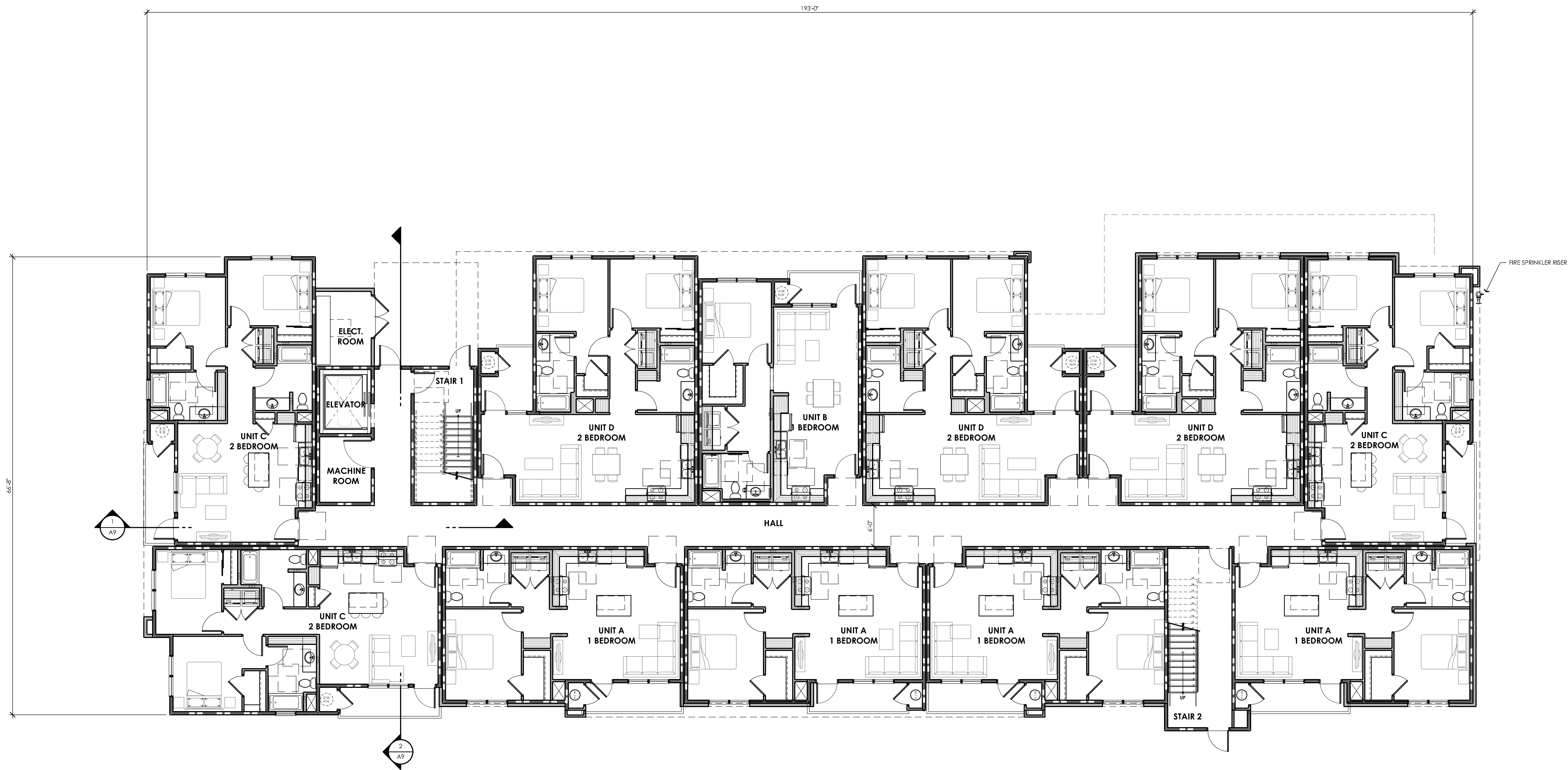
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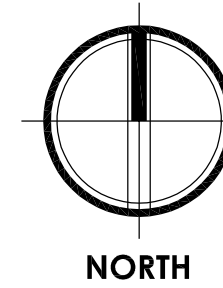
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**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



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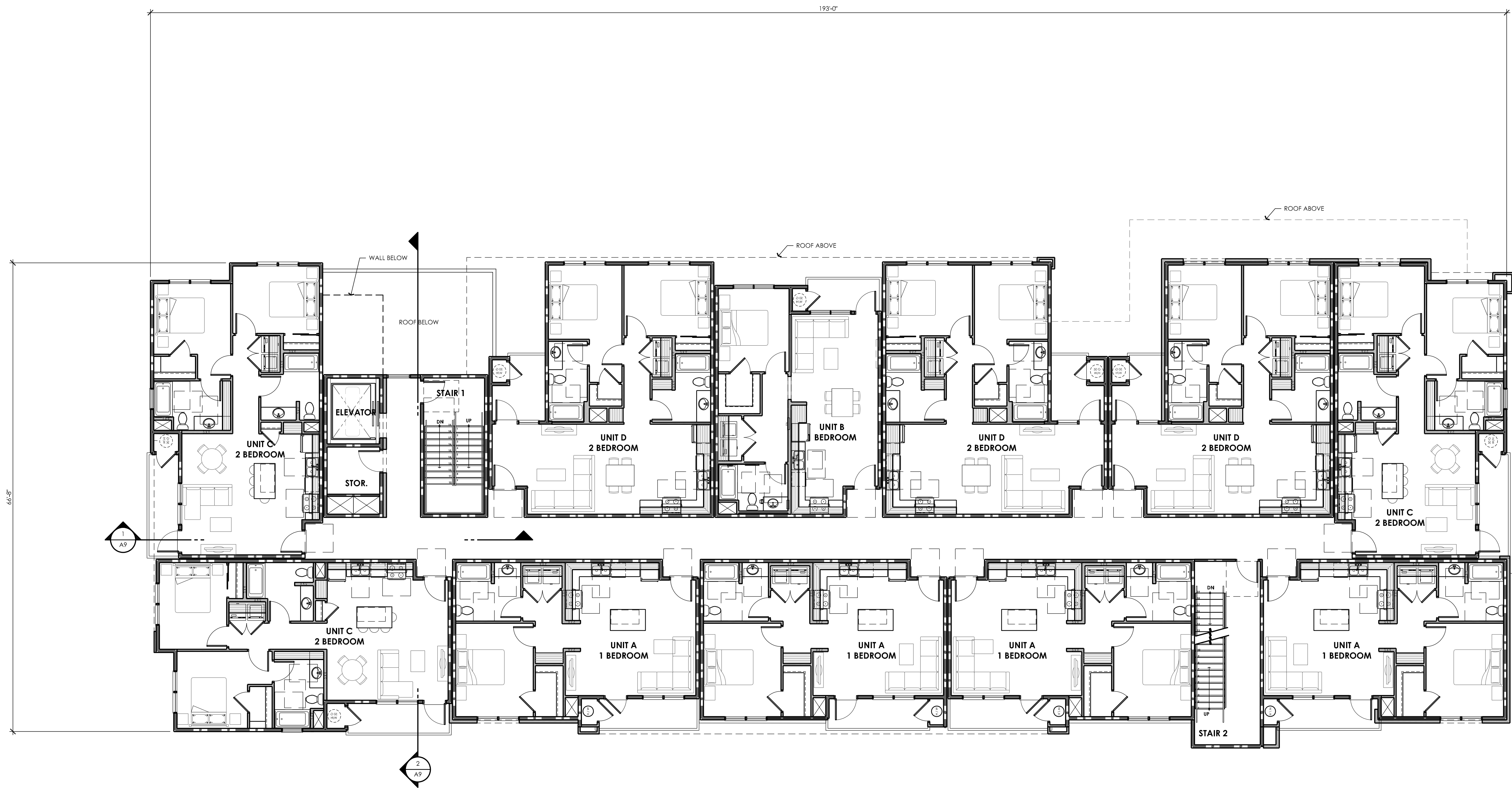
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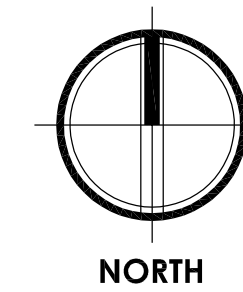
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**2ND, 3RD, & 4TH FLOOR PLANS**

SCALE: 1/8" = 1'-0"



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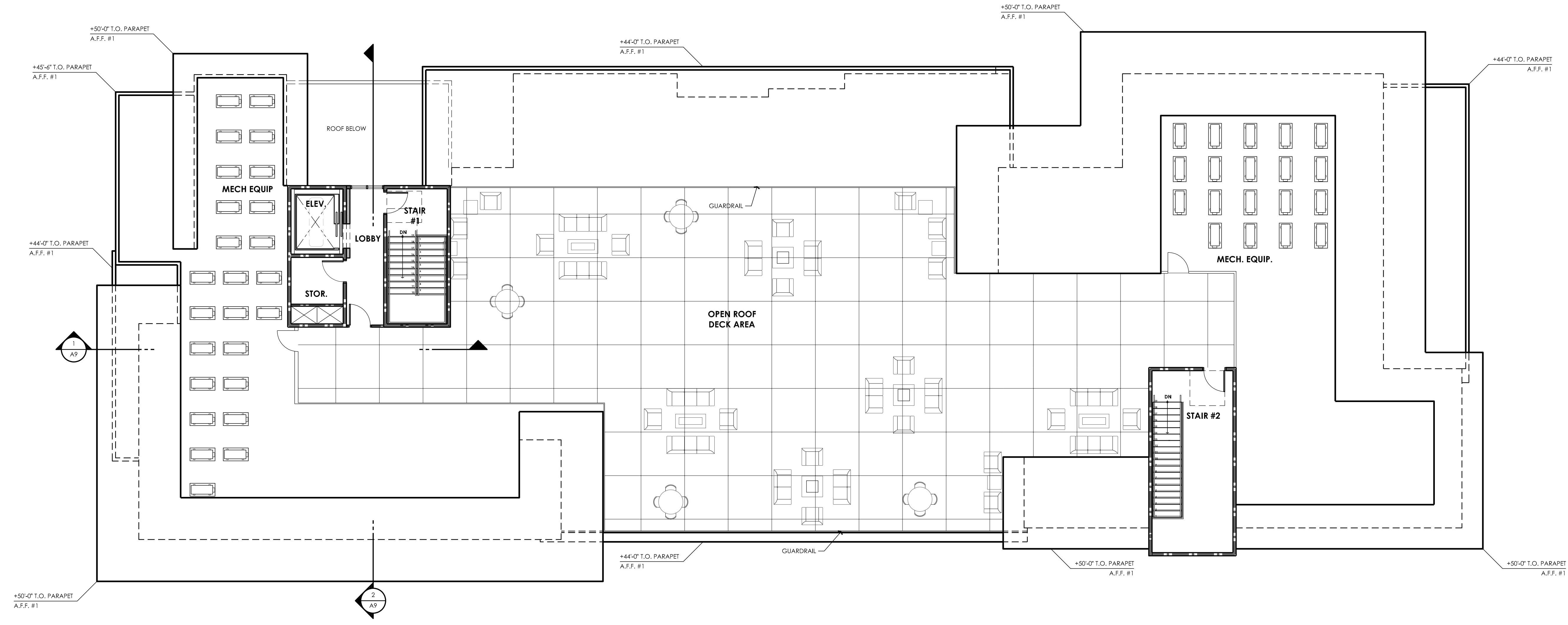
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**ROOF PLAN**

SCALE: 1/8" = 1'-0"

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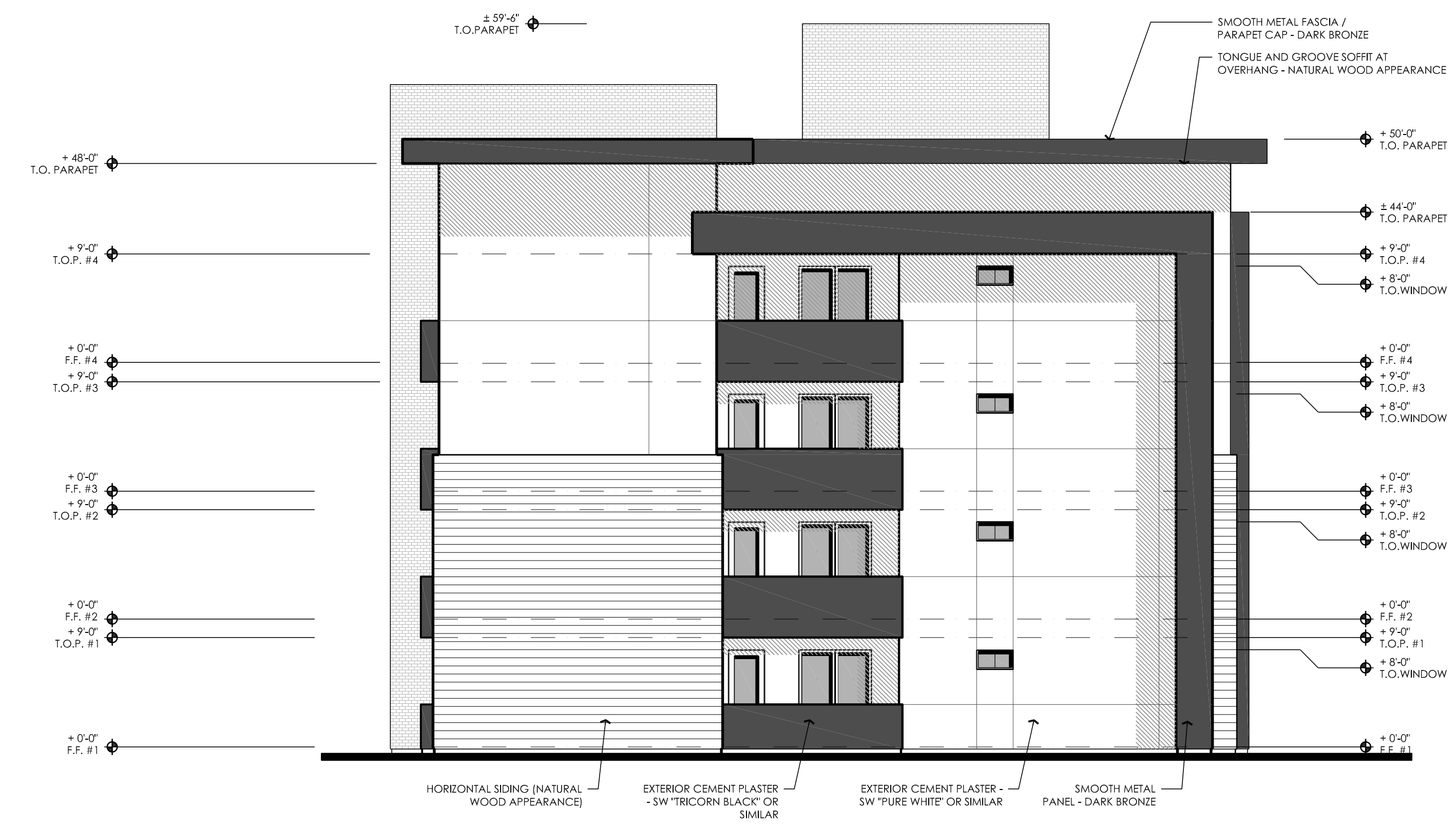
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**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

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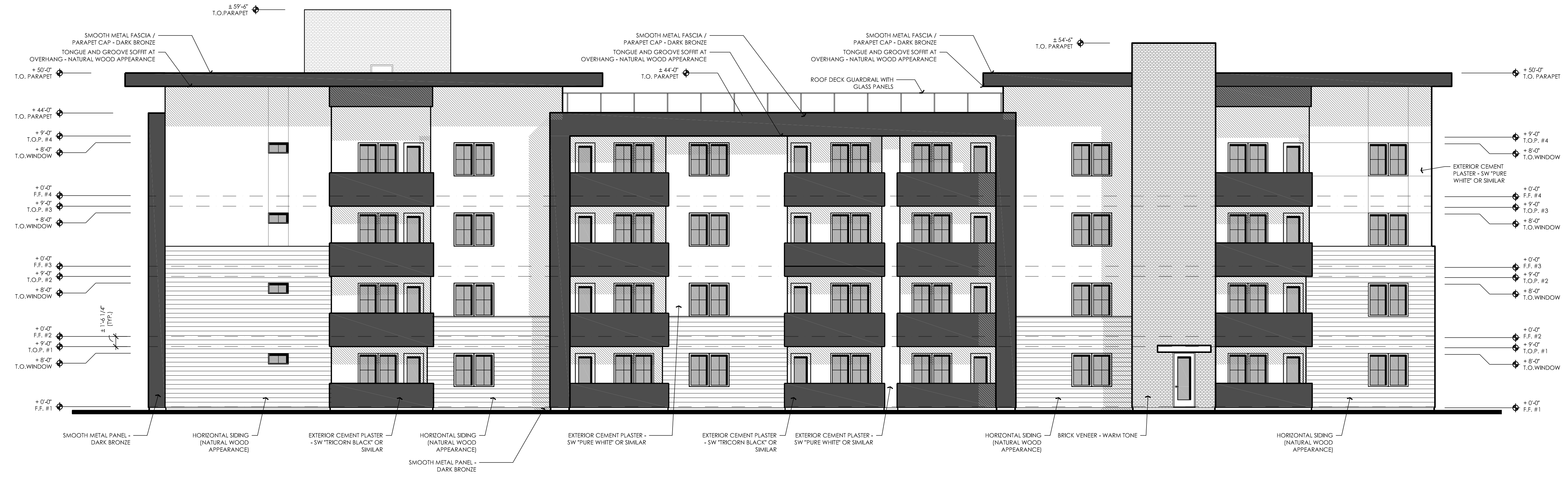
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**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

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**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

		
MAIN BODY COLOR: SHERWIN WILLIAMS "PURE WHITE" SW 7005	SECONDARY BODY COLOR: SHERWIN WILLIAMS "TRICORN BLACK" SW 6258	TERTIARY BODY COLOR: SHERWIN WILLIAMS "MORNING FOG" SW 6255
		
HORIZONTAL SIDING: NICHHA SIDING "CEDAR"	BRICK VENEER: HC MUDDOX "SIERRA SLATE"	FLUSH METAL PANEL: AEP SPAN "MIDNIGHT BRONZE"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

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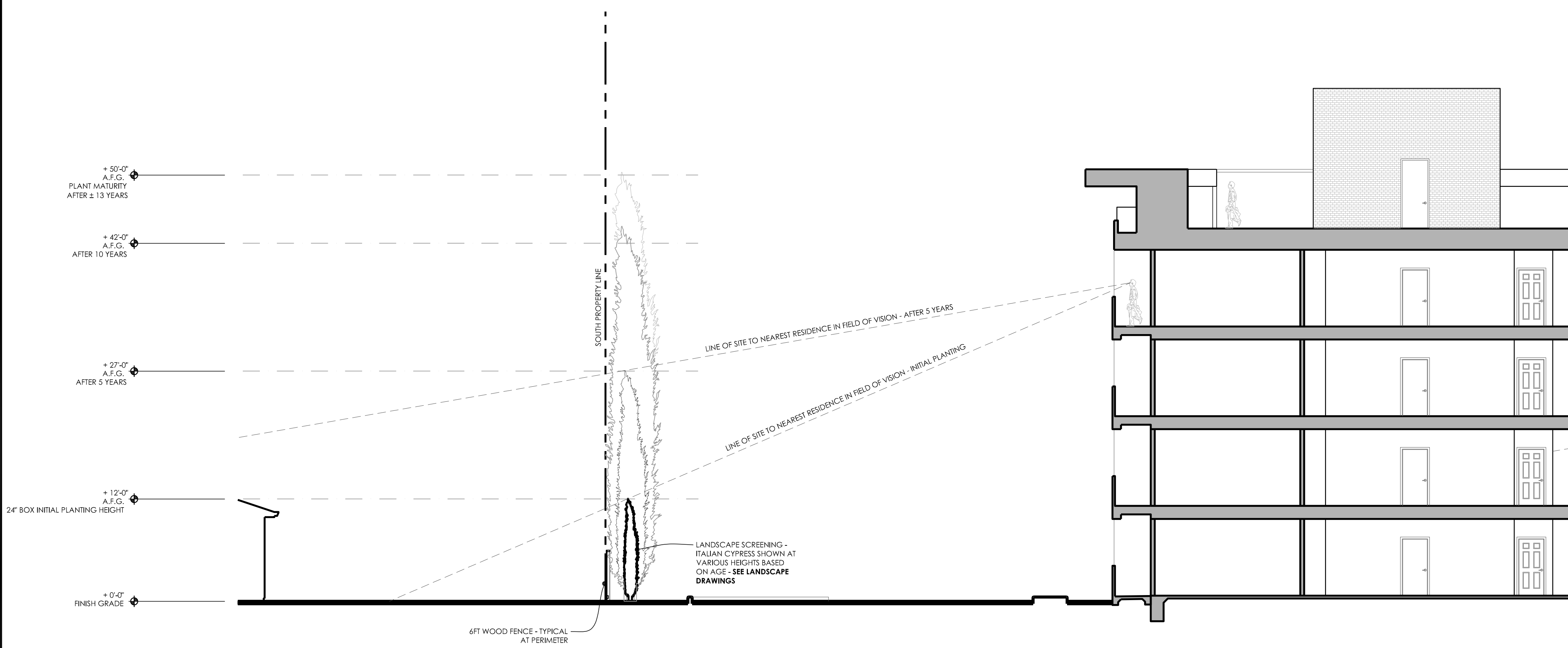
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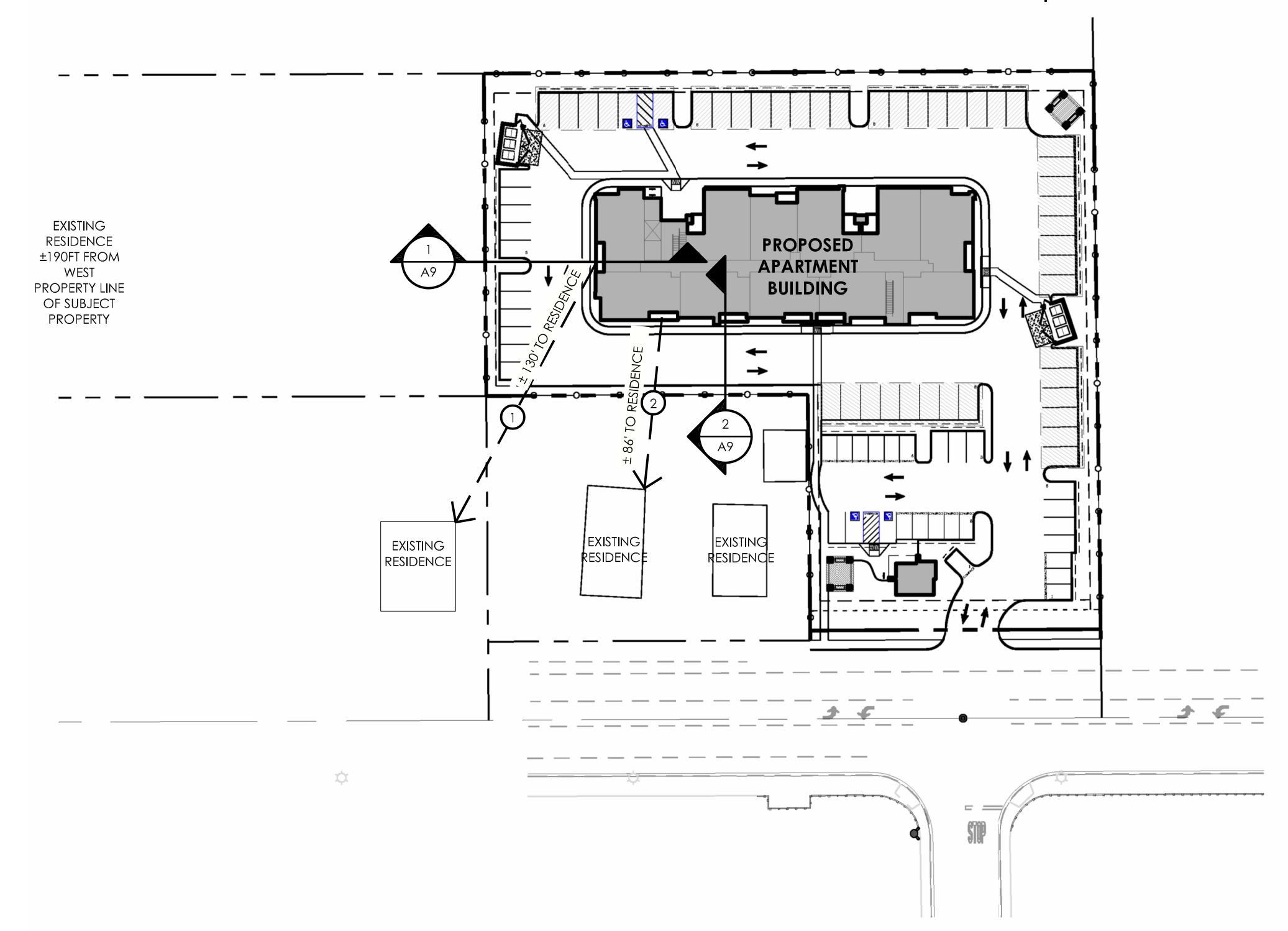
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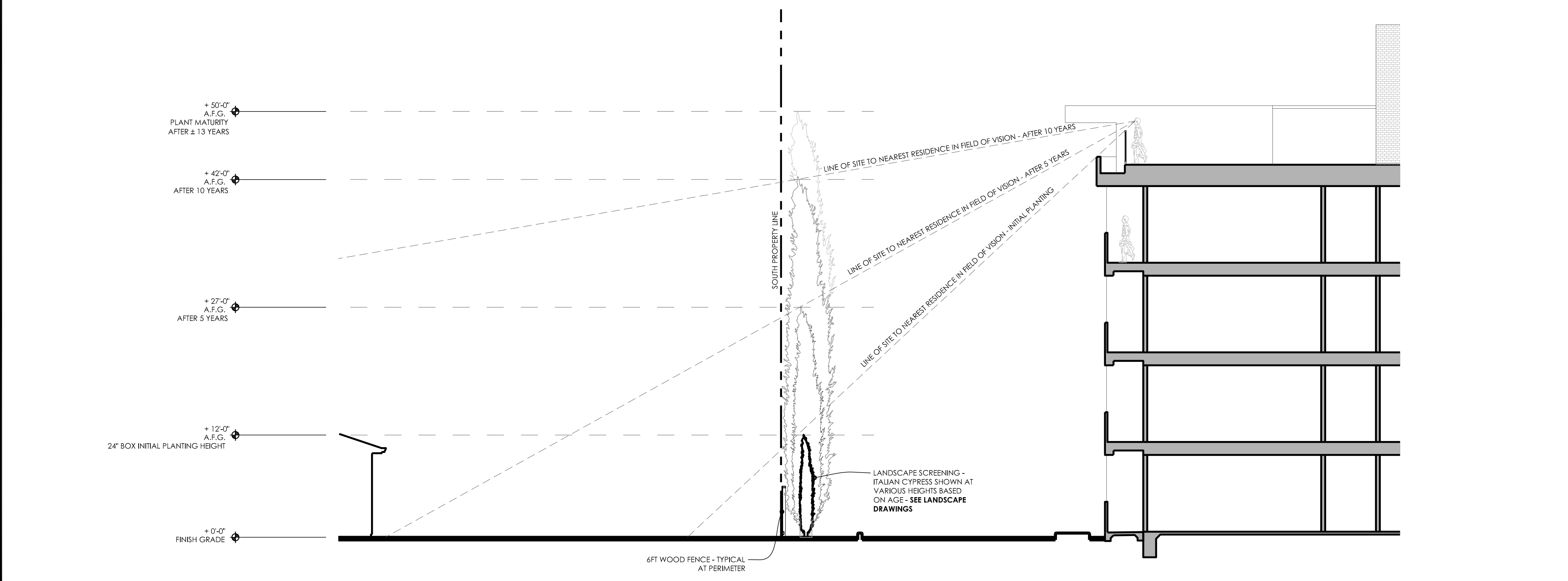
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**1 LINE OF SIGHT SECTION - VIEW TO SOUTH-WEST PROPERTY LINE**  
SCALE: 1/8" = 1'-0"



**LINE OF SIGHT KEY MAP**  
SCALE: 1" = 60'-0"  
NORTH



**2 LINE OF SIGHT SECTION - VIEW TO SOUTH PROPERTY LINE**  
SCALE: 1/8" = 1'-0"

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